

## JOINT REGIONAL PLANNING PANEL (Sydney East Region)

<b>JRPP No</b>	2015SYE040
<b>DA Number</b>	DA-2015/322
<b>Local Government Area</b>	ROCKDALE
<b>Proposed Development</b>	Construction of a twelve (12) storey mixed use development, including eighty six (86) residential units, three (3) retail/commercial units, basement parking, rooftop terrace and demolition of existing structures.
<b>Street Address</b>	433-439 Princes Highway, ROCKDALE NSW 2216
<b>Applicant/Owner</b>	Architecture & Building Works Pty Ltd
<b>Number of Submissions</b>	One (1)
<b>Regional Development Criteria (Schedule 4A of the Act)</b>	Capital Investment Value >\$20M
<b>List of All Relevant s79C(1)(a) Matters</b>	<p>Relevant environmental planning instruments; s79C(1)(a)(i):</p> <ul style="list-style-type: none"> <li>• SEPP – BASIX</li> <li>• SEPP - Infrastructure 2007</li> <li>• SEPP – State and Regional Development 2011</li> <li>• SEPP 65 – Design Quality of Residential Flat Development</li> <li>• Rockdale Local Environmental Plan 2011</li> </ul> <p>Any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii);</p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p>Relevant development control plan: s79C(1)(a)(iii);</p> <ul style="list-style-type: none"> <li>• Rockdale Development Control Plan 2011</li> </ul> <p>Any relevant planning agreement:</p> <ul style="list-style-type: none"> <li>• N/A</li> </ul> <p>Any coastal zone management plan: s79C(1)(a)(v);</p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>

	Any relevant regulations; s79C(1)(a)(iv) e.g. Regulations <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Regulations 2000.</li> </ul>
<b>List all documents submitted with this report for the panel's consideration</b>	Planning report and draft determination.
<b>Recommendation</b>	Deferred Commencement Approval
<b>Report by</b>	Fiona Prodromou – Senior Assessment Planner